

ANNEXURE D

Proof of Consultation



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

Tel: (064) 280 770
Email: mario@sp.com.na
P.O. Box 2095, Walvis Bay

Reference: 1130WB

08 August 2025

Environmental Commissioner
Ministry of Environment and
Tourism Namibia
Private Bag 13306
Windhoek

PROOF OF CONSULTATION REPORT: ERF 1130, WALVIS BAY

- **Rezoning from Single Residential (1:300m²) to General Business with a bulk factor of 2.0.**

Reference is made to the Scoping Report and EIA application dated 22 July 2025. The public was notified of the application in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 10 of the Urban and Regional Planning Act Regulations. The table below summarizes how the application was advertised in terms of the Urban and Regional Planning Act and the Walvis Bay Zoning Scheme.

Table 1: Compliance with the prescribed notification process for rezonings as set out in the Urban and Regional Planning Act and consent uses as set out in the Walvis Bay Zoning Scheme.

Prescribed Notification process	Compliance	Proof
A notice in the Government Gazette.	Published in the <i>Government Gazette</i> on 31 January 2025.	Proof of notice in the Government Gazette attached as Annexure A1 .
A notice once a week for two consecutive weeks in at least two newspapers.	Published in " <i>The Namibian</i> " and " <i>Namib Times</i> " on 31 January 2025 and 07 February 2025.	Proof of notices in at least two newspapers are attached as Annexure B1 .
Give notice letters to surrounding landowners.	7 Neighboring properties were identified; notice letters were sent by email on 10 February 2025 as shown on the identified neighboring landowners' map. An example of the notice letters that were sent is also attached.	Identified neighboring landowners map with proof of posted letters & Example of the notice letters attached as Annexure C1 .



Put up a notice at the site and on the noticeboard of the Walvis Bay Municipal Council.	A notice was put up on the site and on the Walvis Bay Council Notice Board on 07 February 2025.	Photos and an example of the Notices that were put up attached as Annexure D1 .
Feedback	There were no representations, comments or objections received by the due date of Thursday, 27 February 2025.	Support letters attached as Annexure E1 .

No objections were received by the initial deadline date of Thursday, 27 February 2025. However, the deadline was extended to Monday, 31 March 2025. The reason for the extension was because the initial email sent out on 10 February 2025 did not reach the owner of Erf 1131 Walvis Bay. Upon site inspection on Monday, 10 March 2025 it was discovered that the owner of the said property is a seagoing personnel member. A new email address was obtained from a family member (spouse) and a subsequent email forwarded on the same date on the proposed rezoning.

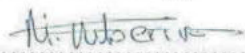
Also, at the time of the site inspection of Erf 1131 Walvis Bay, it was only then discovered that the said property has been subdivided into Erf 5033 and Remainder 1131 Walvis Bay. Added information was also discovered that Erf 3557 adjacent was subdivided into Erf 5066 and Remainder Erf 3557 Walvis Bay. Therefore, we had to notify the owners of Erf 5033 and Erf 5066 Walvis Bay as per the provisions of the Urban and Regional Planning Act, 2018.

Given the above-mentioned into consideration, it was agreed that the deadline for public consultation be extended to Monday, 31 March 2025. At closure of both deadlines, we hereby notify you that there are no objections received against the proposed rezoning application. The proof of all emails sent and reports indicating that emails were received are attached to this report as **Annexure C1**.

Considering the above, we recommend the Environmental Commissioner's favorable consideration of the Environmental Clearance Certificate application for the rezoning of Erf 1130 Walvis Bay from Single Residential to General Business with a bulk factor of 2.0.

I hope and trust that the attached documents are in order and to your satisfaction, and please feel free to contact me should you need any additional information or have any outstanding requirements.

Yours faithfully,



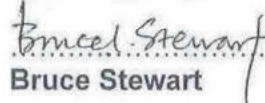
Mario Mberira

Registered Town & Regional Planner in Training



Tel: 064 280 770 | Email: mario@sp.com.na

Yours faithfully,



Bruce Stewart

Registered Town & Regional Planner



Tel: 064 280 770 | Email: bruce@sp.com.na



ANNEXURE A1

Government Gazette Notice

Applicant: Plan Africa Consulting cc
Town and Regional Planners
P. O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189
Fax to Mail: 088614626
pafrica@mweb.com.na

No. 89

2025

REZONING OF ERF 231, WALVIS BAY

Stewart Planning Town and Regional Planners intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay and the Urban and Regional Planning Board for permission for the following:

Rezoning of Erf 231, Walvis Bay (36 Sam Nujoma Avenue) from “single residential” with a density of 1:500 to “single residential” with a density of 1:300 and the subsequent subdivision into two equal portions (Portion A and the Remainder).

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Take note that –

- (a) The rezoning pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mario@sp.com.na;
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice; and
- (c) Registration and written comments or objections must be submitted before or on **Thursday, 27 February 2025**.

Applicant:
Stewart Planning
Town and Regional Planners
P. O. Box 2095, Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
townplanning@walvisbaycc.org.na
064 201 3339

No. 90

2025

REZONING OF ERF 1130, WALVIS BAY

Stewart Planning Town and Regional Planners intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

Rezoning of Erf 1130, Walvis Bay (267 Nangolo Mbumba Avenue) from “single residential” with a density of 1:300 to “general business” with a bulk factor of 2.0 and application for an Environmental Clearance Certificate.

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No.7 of 2007).

Take note that –

- (a) The rezoning pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mario@sp.com.na;
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice; and
- (c) Registration and written comments or objections must be submitted before or on **17h00 Thursday, 27 February 2025**.

Applicant:
Stewart Planning
Town and Regional Planners
P. O. Box 2095, Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
townplanning@walvisbaycc.org.na
064 201 3339

No. 91

2025

REZONING OF ERF 931, VINETA EXTENSION 4

Stewart Planning Town and Regional Planners intends to apply to the Municipality of Swakopmund, and the Ministry of Urban and Rural Development for the following:

Erf 931, Vineta Extension 4 (adjacent to Penguin, Mowen and Strandlopertjie Street): rezoning from general residential 2 with a density of 1:250 to general residential 1 with a density of 1:250.

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The need for rezoning relates to increasing the permitted building height from 8 meters under the General Residential 2 land use provisions to 13 meters under the General Residential 1 land use provisions.

Take note that –

- (a) The background information document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Streets, Swakopmund. An electronic copy can be requested from Mrs. Melissa Kroon: melissa@sp.com.na;
- (b) Any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive

ANNEXURE B1

Newspaper Notices

- The Namibian
- Namib Times

VACANCIES & NOTICES



NAM OYSTER FARM CC PRODUCTION MANAGER

Role Description

This is a full-time on-site role for a Production Manager in Walvis Bay, Namibia. The Production Manager will be responsible for overseeing day-to-day operations, managing production schedules, ensuring quality control, and supervising staff to meet production targets.

- Must have a license
- Able to work with people
- Computer literate especially in excel
- Knowledge of inventory control and systems
- Mechanical or technical background will be an advantage

Closing date: 14th February 2025

CV's to be emailed to kooz.tlaauw@gmail.com. Only emailed CV's will be considered. Please note that only short-listed applicants will be contacted. If you are not contacted within 7 days after the closing date, please consider your application unsuccessful.

VACANCY ANNOUNCEMENT

VACANCY

Sea Rail (Botswana) (Pty) Ltd ("SeaRail") invites suitably qualified candidates to apply for the position below. The company runs the Botswana Dry Port facility in Walvis Bay, Namibia, with a mission to operate a sustainable Dry Port, supported by strong partnerships, that allows for a full range of safe, cost-effective import and export services.

POSITION: OPERATIONS MANAGER

MAIN PURPOSE OF THE JOB:

The main purpose of the Operations Manager is to be dynamic and results-driven in lead the operations team to ensure seamless execution of all logistics, transport, and operational activities facilitating safe and efficient operations while adhering to all relevant regulations and safety standards.

POSITION REQUIREMENTS:

- A degree in Business Administration, Logistics, Supply Chain Management, or a related field
- A minimum of 5 years of experience in operations management, specifically in the logistics, warehousing or transportation industry at supervisory level.
- A minimum of 2 years working with customs or freight forwarding related duties
- Strong leadership, decision-making, and problem-solving skills
- Proven ability to manage teams and foster a collaborative work environment.
- Excellent organizational and time management skills with the ability to handle multiple priorities.
- Knowledge of logistics software and systems is an advantage.
- Strong financial acumen and the ability to manage budgets effectively.
- Driver's License

KEY PERFORMANCE AREAS:

- Oversee the day-to-day operations, including logistics, transportation, and resource management.
- Develop and implement operational strategies and standards to improve efficiency, productivity, and profitability.
- Manage and optimize the use of company resources, ensuring cost-effective operations.
- Ensure compliance with regulatory requirements, company policies, and safety standards.
- Collaborate with internal departments, including Finance and Admin, and Business Development, to align operations with overall company objectives.
- Monitor key performance indicators (KPIs) and generate regular performance and progress reports.
- Lead, mentor, motivate and develop staff to achieve operational excellence.
- Identify and mitigate operational risks to ensure business continuity.
- Build and maintain strong relationships with clients, stakeholders, and service providers.

Remuneration

SeaRail offers competitive salary and benefits. If you meet the above requirements and believe you can make a significant contribution to the operations of SeaRail, please forward your applications together with your resume and CERTIFIED copies of identity and qualifications to:

vacancy@searail.com.na

Finance & Admin Manager Sea Rail
(Botswana) (Pty) Ltd C/O 5th Road & 5th Street
P. O. Box 5100, Walvis Bay, Namibia

Closing date: Friday, 7 February 2025

Only shortlisted candidates with relevant supporting documents attached to their application will be contacted for interviews.



Tutaleni High School Learners Enjoy New Outdoor Seating Thanks to Rotary Club Walvis Bay

Eileen van der Schyf

Learners at Tutaleni High School in Walvis Bay started the new school year with smiles as they returned to a brand-new outdoor seating area, made possible by the Rotary Club Walvis Bay and generous donors.

The initiative started in 2024 when the school's Learners' Representative Council (LRC), with the support of their guardian teacher, approached the Rotary Club with a request to help turn their vision into reality. Their goal was to create an outdoor seating space where students could relax and socialise during their break times. With the necessary resources secured, work on the project commenced towards the end of last year and was successfully completed just before Christmas. Student were delighted to find the new facility ready for use.

The Rotary Club Walvis Bay extended their best wishes to the school community, expressing their hope that the seating area will serve students well for many years to come. They also took the opportunity to acknowledge and thank the donors whose contributions played a big role in making the project a success.



NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018, WALVIS BAY ZONING SCHEME, AND ENVIRONMENTAL MANAGEMENT ACT OF 2007

Stewart Planning intends to apply to the Municipality of Walvis Bay, and/or the Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the following statutory approvals:

1. Erven 567 and 568 Langstrand Extension 2 (2-4 Foreshore Street): Consolidation into Portion X and subsequent Rezoning from Single Residential with a density of 1:500 to General Residential 1 with a density of 1:250.

2. Erf 1130 Walvis Bay (267 Nangola Mbumba Avenue): Rezoning from Single Residential with a density of 1:300 to General Business with a bulk factor of 2.0 and the subsequent application for an Environmental Clearance Certificate.

3. Erf 231 Walvis Bay (36 Sam Nujoma Avenue): Rezoning from Single Residential with a density of 1:500 to Single Residential with a density of 1:300 and the subsequent subdivision into two equal portions (Portion A and Remainder).

The applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Walvis Bay Zoning Scheme, as amended, and/or the Environmental Management Act, 2007 (Act No. 7 of 2007). Take note that:

(a) the pre-application drafts (bid documents) lie open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from maria@sp.com.na;

(b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice. Written objections must be submitted before or on 17:00 Thursday, 27 February 2025.

Applicant:
Stewart Planning
Town & Regional
Planners
PO Box 2095 Walvis Bay
maria@sp.com.na
064 280 773

Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
townplanning@walvisbayco.org.na
064 201 3339

REZONING OF ERF 931 VINETA EXTENSION 4

Stewart Planning intends to apply to the Municipality of Swakopmund, and the Ministry of Urban and Rural Development for the following:

Erf 931 Vineta Extension 4 (adjacent to Penguin, Mowen and Strandloper Street): Rezoning from General Residential 2 with a density of 1:250m² to General Residential 1 with a density of 1:250m².

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The need for rezoning relates to increasing the permitted building height from 8 meters under the General Residential 2 land use provisions to 13 meters under the General Residential 1 land use provisions.

Take note that –

(a) the background information document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Street, Swakopmund. An electronic copy can be requested from Mrs Melissa Kroon: melissa@sp.com.na;

(b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice;

(c) Written objections must be submitted before or on 17:00 Friday, 28 February 2025.

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
PO Box 53 Swakopmund
jhele@swakopmund.com.na
064 410 4403

Applicant:
Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
melissa@sp.com.na
064 280 773

Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO POSTMENT

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5640 Churches
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Business & Finance

• Opportunities •

DO YOU URGENTLY NEED CASH?

Get up to 75% of your vehicle's value in 45 min. Just a call from us and you're done!

Call: 081 400 1000

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Employment

• Offered •

Job Vacancy: Sales Consultant Blueberry brand is seeking a qualified sales consultant with experience in the tourism sector. The ideal candidate should possess working knowledge of AMADUS and GADMO (TRAVELPORT) software. Interested candidates are invited to submit their CVs to amadus@blueberry.co.za or via WhatsApp: +264 81 237 9206.

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Goods

• Auction •

Jucor Namibia
BANK REPO & FLEET AUCTION
Thursday 13 February 2025 10:00
WINDHOEK, NAMIBIA

For a full list of vehicles, please visit www.jucor.com.na

Call: 081 400 1000

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Kankervereniging Hou Maandelikse Uitverkoop en Beplan Kunsuitstalling

Fileen van der Schijff

Die Kankervereniging van Namibië (CAN) in die Erongo-streek het op Saterdag, 1 Februarie hul maandelikse uitverkoop gehou, waar geskenkte items teen 50% afslag aangebied is.

Sanet de Waal, die streeksbestuurder van CAN in die Erongo streek, het haar dankbaarheid uitgespreek teenoor die publiek en vrywillige donateurs wat skenkings maak. Sy het beklemtoon hoe belangrik hierdie bydraes is om die vereniging se inisiatiewe te ondersteun.

Bewens die maandelikse uitverkoop beplan CAN 'n kunsuitstalling op Vrydag, 21 Februarie, 'n Versameling skilderye sal uitgestal word by die CAN "Thrift Shop", langs die Kankervereniging se kantore by Ferdinand Stiehlstraat 3, Swakopmund. Die deure sal oop wees vanaf 18:00 tot 21:00.

Die CAN "Thrift Shop", wat verlede jaar in Mei amptelik geopen is, is 'n fondsinisiatief wat nie net mense in nood help nie, maar ook 'n platform bied vir die gemeenskap om by te dra tot 'n belangrike saak. Dit is inspirerend om te sien hoe mense bereid is om hul besittings te skenk vir iets wat 'n werklike verskil maak.

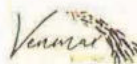
skoene, pakke, huisware en dekor, is beskikbaar. Die opbrengs word gebruik vir CAN se projekte en uitgawes.

Die "yard sales" vind elke eerste en laaste Saterdag van die maand by die CAN "Thrift Shop" plaas. Dit bied die publiek die kans om kwaliteit tweedehandse items te koop terwyl hulle 'n goeie saak ondersteun. CAN moedig die gemeenskap aan om die "thrift shop" en die kunsuitstalling te ondersteun, aangesien alle fondse aangewend word om kanker-pasiënte te help en noodsaaklike programme in die streek te finansier.

Korrespondent, Petrus Julius het gesê, "die CAN 'Thrift Shop' is 'n wonderlike inisiatief wat nie net mense in nood help nie, maar ook 'n platform bied vir die gemeenskap om by te dra tot 'n belangrike saak. Dit is inspirerend om te sien hoe mense bereid is om hul besittings te skenk vir iets wat 'n werklike verskil maak."



Sanet de Waal, streeksbestuurder van CAN in Erongo.



SENIOR ACCOUNTANT POSITION - WALVIS BAY

Introduction

Venmar Fishing (Pty) Ltd is looking to fill the following position.

The position reports to the Financial Manager and will have a finance team reporting to him/her.

This Senior Accountant position will be responsible for the financial reporting & governance of companies operating within the fishing industry of Walvis Bay.

Minimum Requirements

- At least 3 to 5 years' experience as an Accountant or equivalent articles experience.
- BCom degree + articles / NIPA registration or equivalent required.
- Fishing Industry specific experience will be to your advantage.
- Good communication skills - written and oral (English & Afrikaans will be an added benefit)
- Must be computer literate (Excel, Pastel Evolution, or similar ERP system)
- Ability to prioritize their own and their teams work with excellent attention to detail.
- Able to drive themselves and their team to report on strict deadlines and keep at team accountable towards their deadlines.
- Sound knowledge of direct and indirect tax compliance
- Namibian citizen

For job specification of the advert please visit:

www.facebook.com/77consult or <http://www.venmar.com.na/contact-us.html>

Applicants meeting the requirements are invited to send their CV and supporting documents as one PDF attachment to the following email with the relevant reference:

Email: recruitment@seventy7consulting.com

Reference: 77Rec304

Contact person: Karoline Namawe or Christophina Iikwa

Contact details: 081 442 3208

Closing date for applications: 07 March 2025

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018, WALVIS BAY ZONING SCHEME, AND ENVIRONMENTAL MANAGEMENT ACT OF 2007

Stewart Planning intends to apply to the Municipality of Walvis Bay, and/or the Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the following statutory approvals:

- Erven 567 and 568 Langstrand Extension 2 (2-4 Foreshore Street): Consolidation into Portion X and subsequent Rezoning from Single Residential with a density of 1:500 to General Residential 1 with a density of 1:250.
- Erf 1130 Walvis Bay (267 Nangolo Mbumba Avenue): Rezoning from Single Residential with a density of 1:500 to General Business with a bulk factor of 2.0 and the subsequent application for an Environmental Clearance Certificate.
- Erf 231 Walvis Bay (36 Sam Nujoma Avenue): Rezoning from Single Residential with a density of 1:500 to Single Residential with a density of 1:300 and the subsequent subdivision into two equal portions (Portion A and Remainder).

The applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Walvis Bay Zoning Scheme, as amended, and/or the Environmental Management Act, 2007 (Act No. 7 of 2007).

Take note that:

- the pre-application drafts (bid documents) lie open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mario@sp.com.na;
- Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice. Written objections must be submitted before or on 17:00 Thursday, 27 February 2025.

Applicant:
Stewart Planning
Town & Regional
Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
info@walvisbay.na
064 201 3339

THE SUBDIVISION OF ERF 69, TAMARISKIA INTO TWO NEW PORTIONS (PORTION A AND THE REMAINDER)

Stewart Planning intends to apply to the Municipality of Swakopmund, and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry and Tourism for the following statutory approvals:

Erf 69 Tamariskia (1 Franziska Van Neel Street): Subdivision into two portions (Portion A and Remainder). The site measures + 800m² in extent and is zoned Single Residential with a density of 1:300 in terms of the of the Swakopmund Zoning Scheme. The site is currently occupied by two dwelling units and therefore, it is the intention of the owner to create two free standing dwelling units (houses) with the proposed subdivision.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Swakopmund Zoning Scheme, as amended, and/or the Environmental Management Act, 2007 (Act No. 7 of 2007).

Take note that:

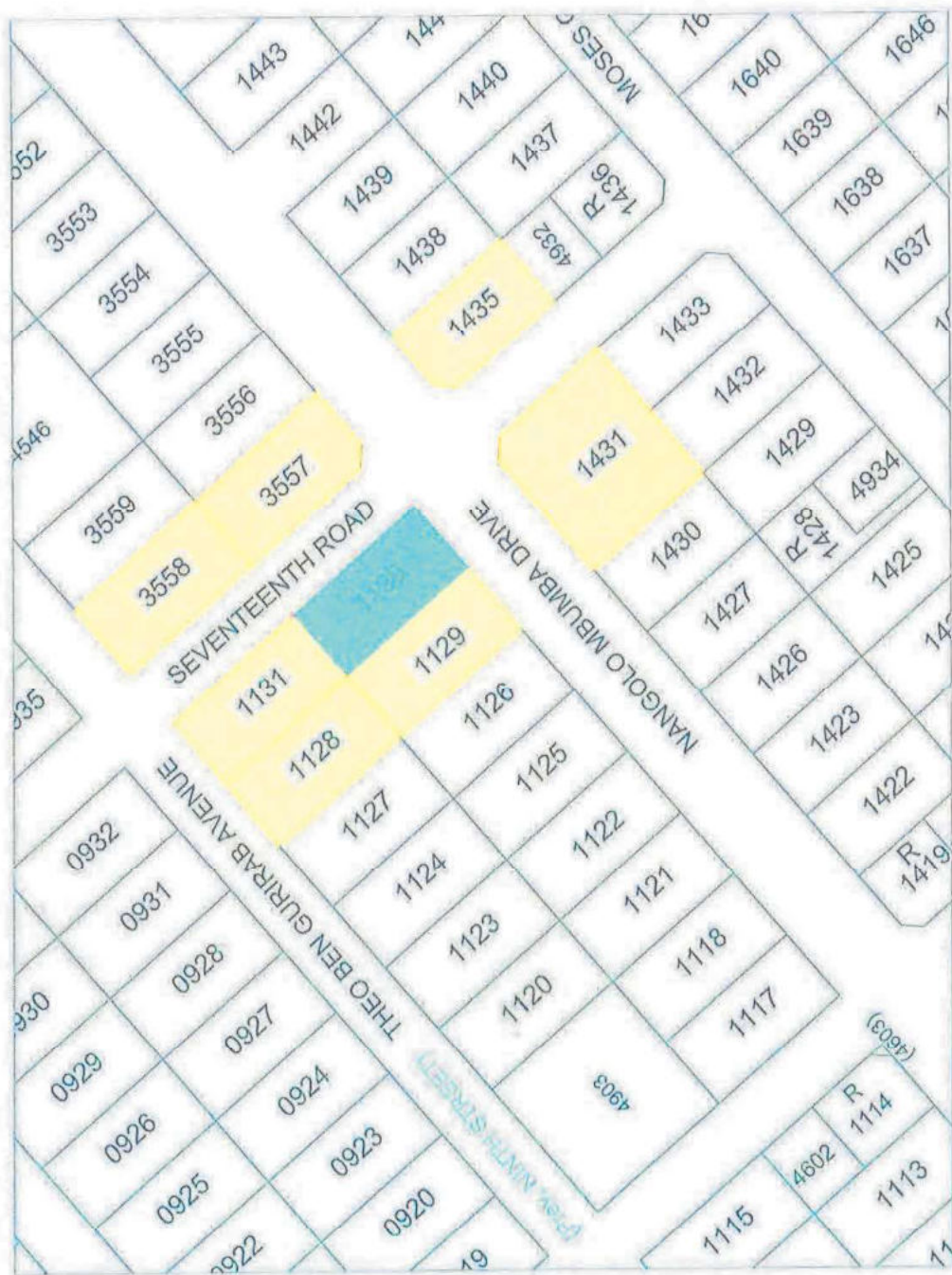
the pre-application bid document lies open for inspection at the Town Planning Department of the Swakopmund Municipality, on the corner of Rakotoka and Daniel Kamoh Street Swakopmund, or can be requested from mario@sp.com.na. Any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within 14 days of the last publication of this notice. Written objections must be submitted before or on 17:00 Thursday, 27 February 2025.

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
PO Box 53 Swakopmund
jheita@swakmun.com.na
064 410 4403

Applicant:
Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
064 280 773

ANNEXURE C1

Proof of emails sent and identified neighboring
landowners



Enail



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: mario@sp.com.na

Reference: 1130WB

03 February 2025

Customer Care
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

SUBJECT: REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir or Madam,

We intend to submit a rezoning/consent use application for Erf 1130 Walvis Bay Proper. In terms of the Urban and Regional Planning Act of 2018, we need to notify neighbouring landowners of the application for potential objections. Will you please provide our office with the contact details of the following property owners? Thank you.

Erf Number	Owner's Name	Postal Address	Email Address	Cell/Tel Number
Erf 1128 Walvis Bay	A Kamgulu	1300 W/Bay	akg.19985@gmail.com	082115537 065222989
Erf 1129 Walvis Bay	M Van Wyk	2329 W/Bay	balithe@ramso.ru	211224146 0818077677
Erf 1131 Walvis Bay	GJ Raza	5346 W/Bay	razaazco1@gmail.com	0817300459 0813233799
Erf 3557 Walvis Bay	E Murengi	2481 W/Bay	elcamyung102@gmail.com	0812089691
Erf 3558 Walvis Bay	JAG Finck	3107 W/Bay	janedinef@gmail.com	064-200142
Erf 1431 Walvis Bay	Rock Properties	7168 Shakop	financa@paeallorgroup.com	064-212440 0811583464
Erf 1435 Walvis Bay	ANB Murengi	3325 Windhoek	murengua1@gmail.com	0812884866

Yours sincerely,

Mario Mberira
STEWART PLANNING



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: mario@sp.com.na

Reference: 1130WB

10 March 2025

Customer Care
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

SUBJECT: REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir or Madam,

We intend to submit a rezoning/consent use application for Erf 1130 Walvis Bay Proper. In terms of the Urban and Regional Planning Act of 2018, we need to notify neighbouring landowners of the application for potential objections. Will you please provide our office with the contact details of the following property owners? Thank you.

Erf Number	Owner's Name	Postal Address	Email Address	Cell/Tel Number
Erf 5033 Walvis Bay	Jacob Kavangu	7471 WB	j.kavangu@yasho.com	081209864
Erf 5066 Walvis Bay	Holokeni Heibambo	2312 WB		0812879555

Yours sincerely,


.....
Mario Mberira
STEWART PLANNING

REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mairio

To

Bcc: ● aloya1995@gmail.com ● talitha@ramosai ● roozai.co.za@gmail.com ● elisamurango@gmail.com ● janedine@gmail.com ● finance@phelagroup.com ● muzengwa1@gmail.com
You forwarded this message on 2/10/2025 2:45 PM.

Mon 2/10/2025 2:45 PM

Reply Reply All Forward

Erf 1130 WB BID document.pdf 706 KB
1130WB Locality Plan V1.pdf 411 KB
1130 WB Rezoning Plan pdf V2.pdf 161 KB

Dear interested and affected party,

As a nearby neighbour to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before 17:00 Thursday, 27 February 2025.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
maric@sp.com.na
064 280 773

Local Authority:

Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

townplanning@walvisbaycc.cpe.na

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: elsamurangi03@gmail.com; janedinef@gmail.com; muzengua1@gmail.com
Sent: Monday, February 10, 2025 2:45 PM
Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

elsamurangi03@gmail.com (elsamurangi03@gmail.com)

janedinef@gmail.com (janedinef@gmail.com)

muzengua1@gmail.com (muzengua1@gmail.com)

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: aloy.19985@gmail.com; roozarozool@gmail.com
Sent: Monday, February 10, 2025 2:45 PM
Subject: Undeliverable: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)



Your message couldn't be delivered to multiple recipients.

The recipients weren't found at gmail.com.

mario

Office 365

Recipients

Action Required

Recipients

Unknown To address

Couldn't deliver to the following recipients:

aloy.19985@gmail.com, roozarozool@gmail.com

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: [Fix email delivery issues for error code 5.1.1 in Office 365](#), and then send the message again. Retype the entire recipient address before selecting **Send**.

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: aloy.19785@gmail.com
Sent: Monday, February 10, 2025 2:57 PM
Subject: Relayed: FW: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aloy.19785@gmail.com (aloy.19785@gmail.com)

Subject: FW: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mario

From: Alma <finance@parealtorgroup.com>
To: Mario
Sent: Tuesday, February 11, 2025 7:51 AM
Subject: Read: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Your message

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)
Sent: 10/02/2025 2:44 pm

was read on 11/02/2025 7:50 am.

Mario

From: Talitha Goosen <Talitha@ramos.na>
To: Mario
Sent: Monday, February 10, 2025 3:01 PM
Subject: Read: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Your message

To: Talitha Goosen
Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)
Sent: Monday, February 10, 2025 2:44:33 PM (UTC+02:00) Windhoek

was read on Monday, February 10, 2025 3:00:28 PM (UTC+02:00) Windhoek.

Mario

From: Mail Delivery System <Mailer-Daemon@mx315.antispamcloud.com>
To: talitha@ramos.na
Sent: Monday, February 10, 2025 2:45 PM
Subject: Delivered: Delivery Status Notification

This message was created automatically by mail delivery software.
----- The following addresses had successful delivery notifications -----
<talitha@ramos.na> (relayed via non "Remote SMTP" router)

Mario To

1130 WB_Resizing Plans.pdf\2.pdf	161 KB	>
1130NW_Locality Plan\2.pdf	411 KB	>
1130 WB_BLD document.pdf	706 KB	>

As a nearby neighbor to Et 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

The Background Information Document (BID) with Locally and Zoning plans are attached hereto for your information and reference. Take note of the following:

- any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Watvis Bay and with

- Applicant:

064 280 773

Local Authority:
Chief Executive Officer
 Municipality of Walvis Bay
 Private Bag 5017 Walvis Bay
townhallanning@walvisbaywc.org.na
 064 201 3339

Mario

From: Mario
Sent: Monday, March 10, 2025 4:26 PM
To: kennyhaihambo@gmail.com
Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)
Attachments: Erf 1130 WB_BID document.pdf; 1130WB_Locality Plan.V2.pdf; 1130 WB_Rezoning Plan.pdf.V2.pdf

Dear interested and affected party,

As a nearby neighbor to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Monday, 31 March 2025.**
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:

Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
townplanning@walvisbaycc.org.na
064 201 3339

Do not hesitate to contact me if you have any questions.

Best regards,

Mario Mberira

Town Planning Officer



STEWART PLANNING
TOWN & REGIONAL PLANNERS

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: jkavangu@yahoo.com
Sent: Monday, March 10, 2025 2:34 PM
Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jkavangu@yahoo.com (jkavangu@yahoo.com)

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: roozaroz001@gmail.com
Sent: Monday, March 10, 2025 2:34 PM
Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

roozaroz001@gmail.com (roozaroz001@gmail.com)

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mario

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@sp.com.na>
To: kennyhalhambo@gmail.com
Sent: Monday, March 10, 2025 4:26 PM
Subject: Relayed: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

kennyhalhambo@gmail.com (kennyhalhambo@gmail.com)

Subject: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Mario

From: Mario
Sent: Monday, March 10, 2025 2:46 PM
To: Rosaleen Rooza
Subject: RE: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Hi Rosaleen,
Thank you for your prompt response.
Best regards,

Mario Mberira

Town Planning Officer

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 770 | Email: mario@sp.com.na | Website: www.sp.com.na

From: Rosaleen Rooza <roozaroz001@gmail.com>
Sent: Monday, March 10, 2025 2:43 PM
To: Mario <mario@sp.com.na>
Subject: Re: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

Good afternoon.

Email well received.

Thank you.

Kind regards
Rosaleen Rooza
+264 817300459

On Mon, 10 Mar 2025, 14:33 Mario, <mario@sp.com.na> wrote:

Dear interested and affected party,

As a nearby neighbor to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Monday, 31 March 2025**.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning

Town & Regional Planners

PO Box 2095 Walvis Bay

mario@sp.com.na

064 280 773

Local Authority:

Chief Executive Officer

Municipality of Walvis Bay

Private Bag 5017 Walvis Bay

townplanning@walvisbayco.org.na

064 201 3339

Do not hesitate to contact me if you have any questions.

Best regards,

[Marlo Mberira](#)

Town Planning Officer

kennyhaihambo@gmail.com



Received by Yvonne Haihambo
10/03/2025

STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: mario@sp.com.na

Reference: 1130WB

10 March 2025

Hand deliver:

REZONING NOTICE-ERF 1130 WALVIS BAY

Stewart Planning intends to apply to the Municipality of Walvis Bay and/or Ministry of Urban and Rural Development for the following statutory approval:

Rezoning of Erf 1130 Walvis Bay (267 Nangolo Mbumba Drive): Rezoning from Single Residential with a density of 1 dwelling unit per 300m² (1:300) to General Business with a bulk factor of 2.0.

The owner intends to obtain commercial rights to permit the redevelopment of the site into a business/office complex in the long-term future.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), and the Walvis Bay Zoning Scheme, as amended.

Take note that –

- the planning application lies open for inspection, during normal office hours, at Room 101, Town Planning Section of Municipality of Walvis Bay, Civic Centre, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can also be requested from Mr M. Mberira: mario@sp.com.na
- interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the planning application together with grounds thereof.
- the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be before or on 17:00 Monday, 31 March 2025.

Yours sincerely,

M. Mberira

.....
Mario Mberira
STEWART PLANNING

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
+264 64 280 773
+264 81 285 1466

STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

REZONING OF ERF 1130 WALVIS BAY

Name: _____

Address: _____

Address: _____

I, the owner of Erf/Erven

Do not object to

☐

Object to

☐

Please tick where applicable, for example:

☒

THE REZONING OF ERF 1130 WALVIS BAY

If objecting, please state your reason(s):

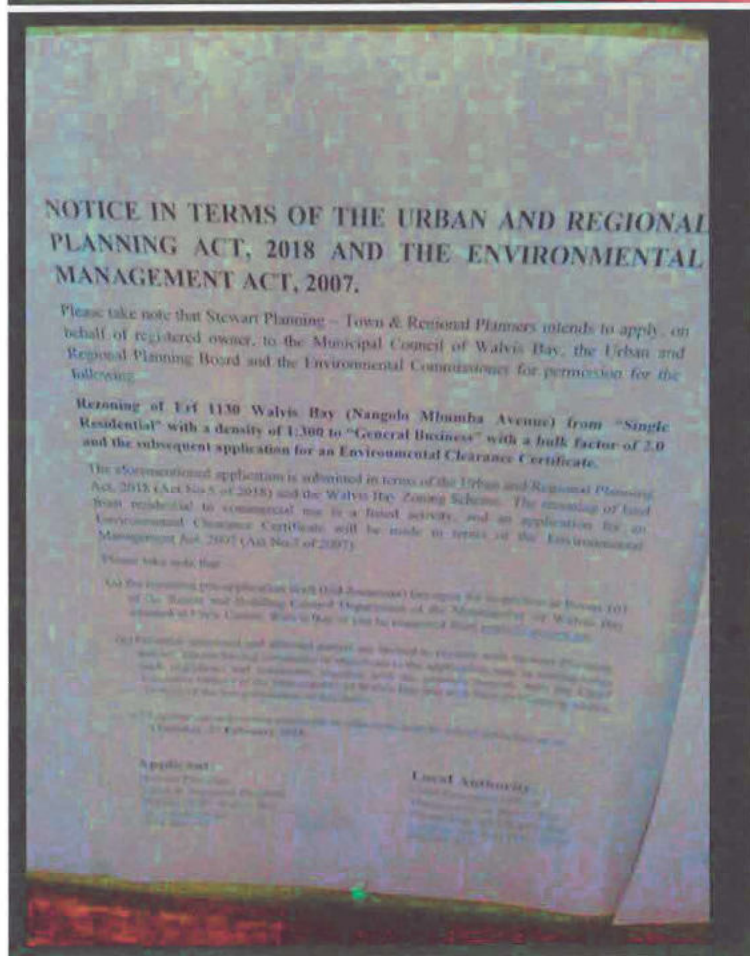
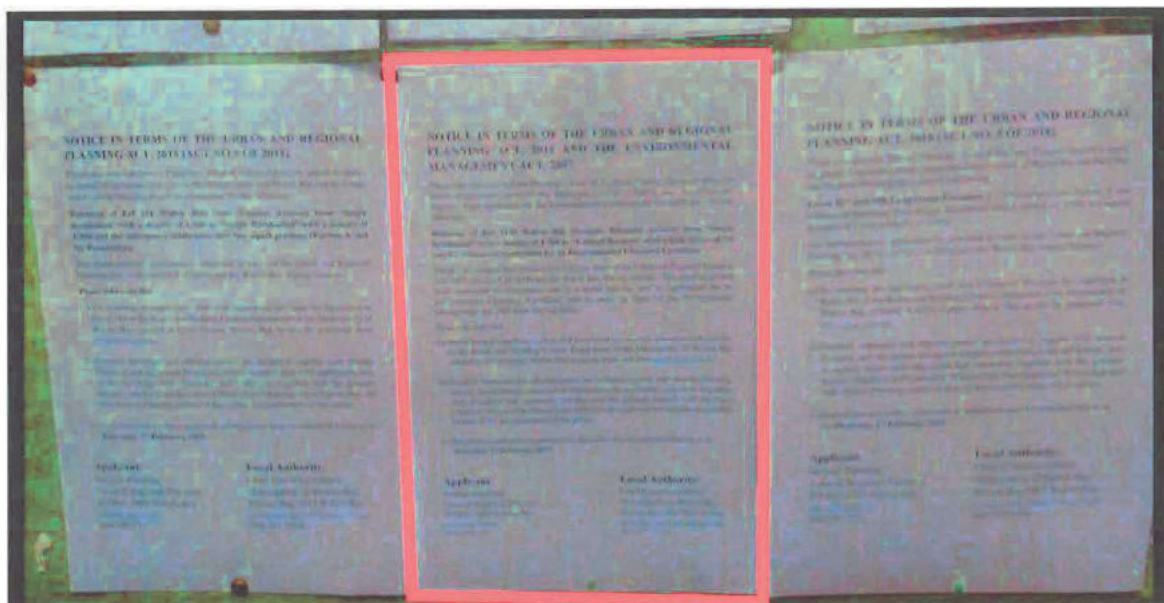
Signature: _____

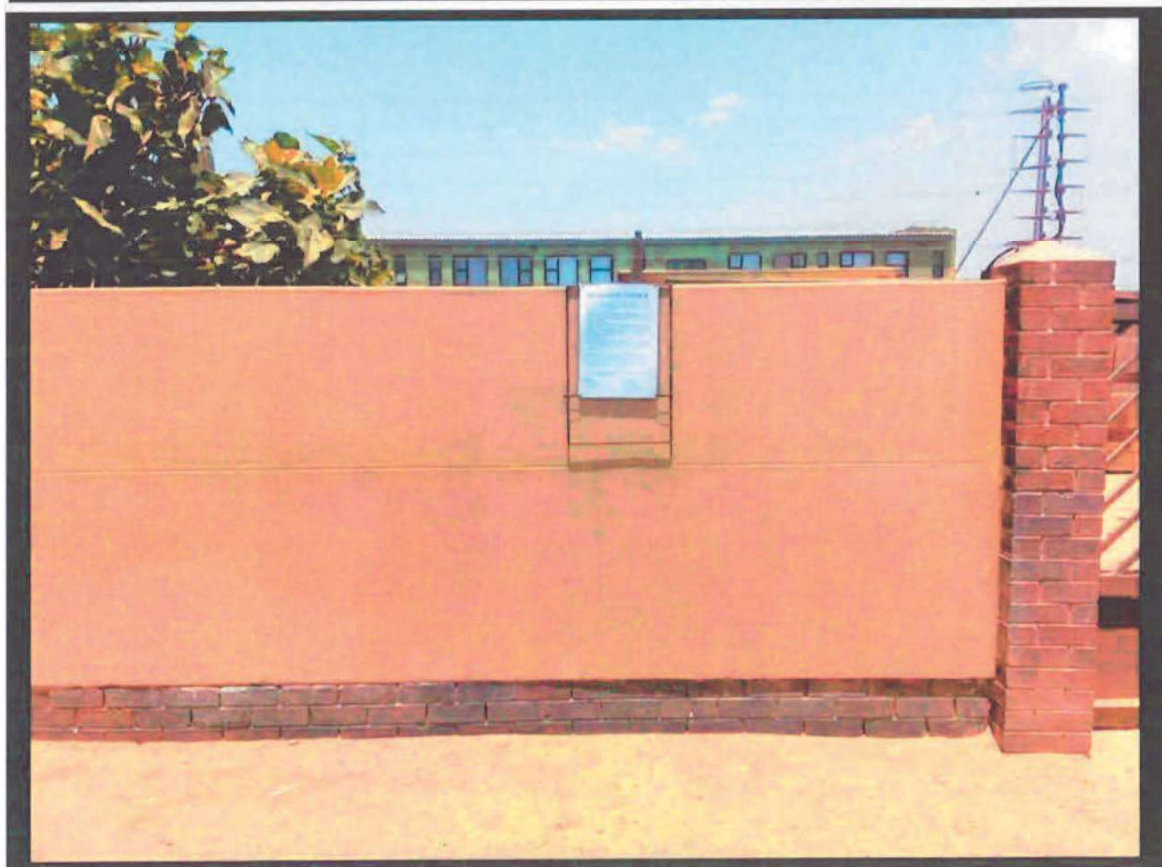
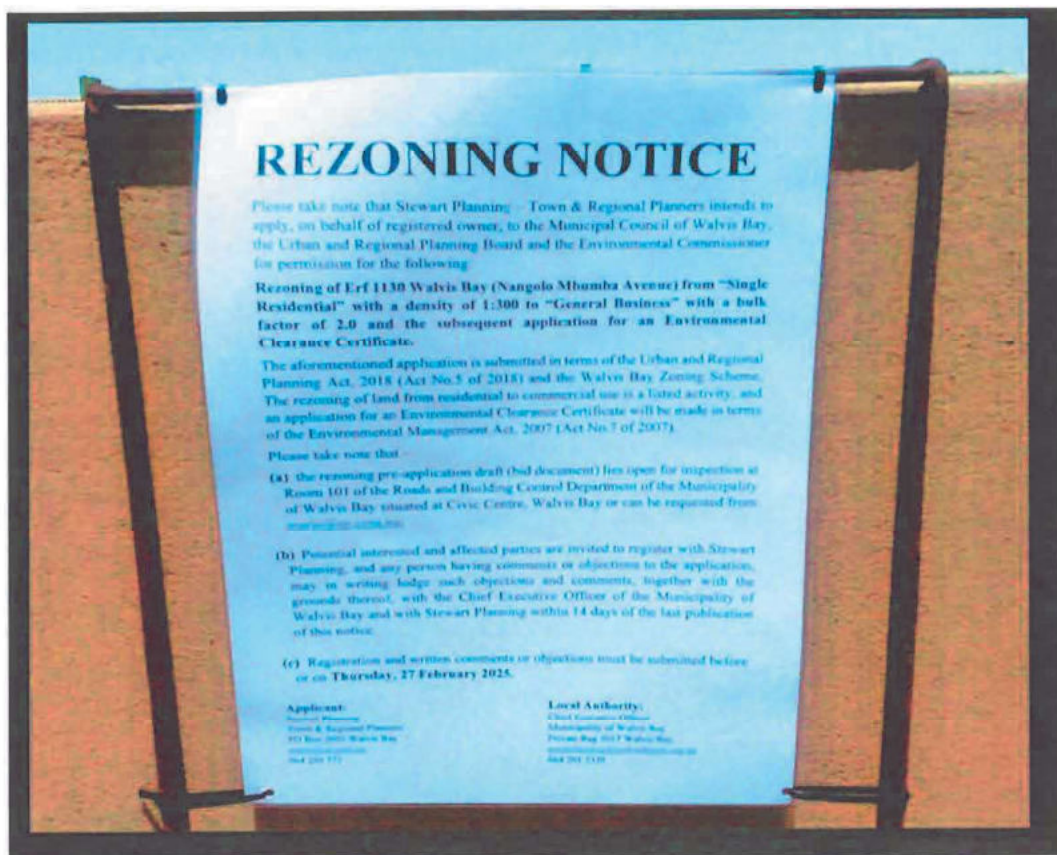
Date: _____

Kindly take note that comments should reach me by Monday, 31 March 2025 @ 17:00

ANNEXURE D1

Photos and Example of Notices that were put up







ANNEXURE E1

Support Letters

Mario

From: Elsa Murangi <elsamurangi03@gmail.com>
Sent: Thursday, February 13, 2025 5:32 AM
To: Mario
Subject: Re: REZONING OF ERF 1130 WALVIS BAY (267 NANGOLO MBUMBA AVENUE)

No objections

On Mon, 10 Feb 2025, 14:44 Mario, <mario@sp.com.na> wrote:

Dear interested and affected party,

As a nearby neighbour to Erf 1130 Walvis Bay (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:300) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice;
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Thursday, 27 February 2025.**
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning

Town & Regional Planners

PO Box 2095 Walvis Bay

mario@sp.com.na

064 280 773

ANNEXURE E

List of Registered I&APs

REZONING OF ERF 1130 WALVIS BAY: LIST OF REGISTERED INTERESTED AND AFFECTED PARTIES

The following table is the list of registered interested and affected parties for the proposed project.

Nr	Name/Organisation	Representation	Type	Contact address	Contact number	Date of registration
1	Francois De Wit	Owner of Erf 1130 Walvis Bay	Proponent	francois_dewit4@gmail.com	0812927278	10/02/2025
2	Mr JN Otto	Stewart Planning	Town Planner	otto@sp.com.na	064 280 773	10/02/2025
3	Mrs M Kroon	Stewart Planning	Town Planner	melissa@sp.com.na	064 280 773	10/02/2025
4	Mr BI Stewart	Stewart Planning	Town Planner	bruce@sp.com.na	064 280 770	10/02/2025
5	Mr Otniel Kakero	WB: Town Planner	Organ of State	okakero@walvisbaycc.org.na	064 2013289	10/02/2025
6	M Ephraim Nambahu	WB: Town Planning Officer	Organ of State	enambahu@walvisbaycc.org.na	064 2013229	10/02/2025
7	Ms Jamie-Lee Lawrence	WB: Town Planning Officer	Organ of State	olawrence@walvisbaycc.org.na	064 2013229	10/02/2025
8	Ms Durith Tjarokua	WB: Town Planning Officer	Organ of State	dtjarokua@walvisbaycc.org.na	064 2013348	10/02/2025
9	Ms Queen Kuveza	Temporary Planning Technician	Organ of State	ATPOtemp1@walvisbaycc.org.na	064 2013229	10/02/2025
10	Ms. Mbeujama Zauana	Temporary Planning Technician	Organ of State	ATPOtemp2@walvisbaycc.org.na	064 2013348	10/02/2025
11	Mr. David Uushona	Manager: WWEM	Organ of State	duushona@walvisbaycc.org.na	064 214 304	10/02/2025
12	Ms. Nangula Amutenya	Environmental Officer	Organ of State	namutenya@walvisbaycc.org.na	064 214 305	10/02/2025
13	Ms. Lovisa Hailulu	Environmental Officer	Organ of State	lhailulu@walvisbaycc.org.na	064 214 306	10/02/2025
14	Mr Theo Potgieter	General Manager: Engineering	Organ of State	tpotgieter@walvisbaycc.org.na	064 2013211	10/02/2025

Last update: 05 August 2025